



02-0-0478

CITY COUNCIL
ATLANTA, GEORGIA

SUBSTITUTE ORDINANCE Z-02-14
BY: ZONING COMMITTEE DATE FILED: 4-11-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **2176-8 Ralph David Abernathy Boulevard, S.W.**, be changed from the **R-5 (Two-Family Residential)** District to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **139** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

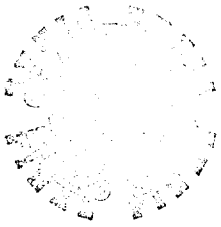
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, OMC

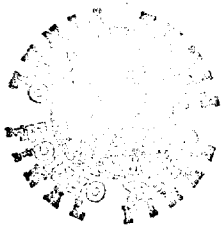
ADOPTED by the Council
APPROVED by the Mayor

MAY 20, 2002
MAY 28, 2002



Conditions for Z-02-14

1. The subject property shall only be used for the following purposes:
 - a. Residential uses.
 - b. Institutional uses, such as schools, churches, libraries, and private clubs.
 - c. Child care centers, kindergartens, and special schools.
 - d. Museums, art galleries, and other cultural facilities.
 - e. Professional offices.
 - f. Medical Offices and clinics.
 - g. Studios.
 - h. Printing shops.
 - i. Barber shops, beauty salons, and similar establishments.
 - j. Tailoring, custom dressmaking, millinery, and similar establishments.
2. The architectural styles of all buildings on the subject property shall be compatible with those of neighboring residential structures, according to the Urban Design Commission.
3. Appropriate measures shall be taken to preserve and protect the existing four mature oak trees on the property, in accordance with the City Arborist's specifications.



LEGAL DESCRIPTION

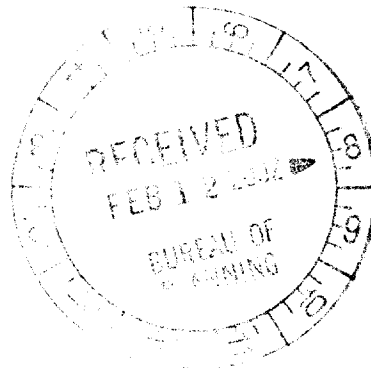
ALL THIS TRACT OR PARCEL OF LAND LYING IN LAND LOT 139 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF RALPH DAVID ABERNATHY BOULEVARD (60' R/W) AND THE WESTERLY RIGHT-OF-WAY OF ATWOOD STREET (40' R/W) THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF ATWOOD STREET S00°29'57"W A DISTANCE OF 150.00' TO A POINT ; THENCE LEAVING SAID RIGHT-OF-WAY OF N88°59'37"W A DISTANCE OF 54.60' TO A POINT; THENCE N00°33'59"E A DISTANCE OF 156.00' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF RALPH DAVID ABERNATHY BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY, S82°42'23"E A DISTANCE OF 54.80' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 8,340 SQUARE FEET OR 0.19 ACRES.

Page 1 of 2

Z-02-14



60' R/W

ATWOOD STREET

~~40' R/W~~

RECEIVED

11-10-12-1002

0-240

Z-02-14

Page 2 of 2

RCS# 3740
5/20/02
2:52 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0107/Z-01-98
02-O-0475/Z-02-11; 02-O-0478/Z-02-14
ADOPT ON SUB

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	B Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-0478

(Do Not Write Above This Line)

AN ORDINANCE Z-02-14

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT 1276-8 RALPH DAVID ABERNATHY BOULEVARD, S.W., FRONTING 54.80 FEET ON THE SOUTH SIDE OF RALPH DAVID ABERNATHY BOULEVARD BEGINNING AT THE SOUTHWEST CORNER OF ATWOOD STREET. DEPTH: 156 FEET; AREA: 8,340 SQUARE FEET; LAND LOT 139, 14TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: ALEX E. JACKSON

APPLICANT: SAME

NPU-T COUNCIL DISTRICT 4

APPROVED BY MAY 18, 2002

ADOPTED BY

MAY 20 2002

COUNCIL

SUBSTITUTE

☐ CONSENT REFER

☒ REGULAR REPORT REFER

☐ ADVERTISE & REFER

☐ 1st ADOPT 2nd READ & REFER

Date Referred 3/18/02

Referred To: ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☐ 2nd

☐ 1st & 2nd

☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

RECEIVED

MAY 20 2002

COUNCIL PRESIDENT

Michael W. Woodard

RECEIVED

MAY 20 2002

CITY CLERK

Shirley Franklin

MAYOR'S ACTION

MAY 28 2002

Shirley Franklin

MAYOR